

**WILTSHIRE COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK  
SOUTH WILTSHIRE CORE STRATEGY  
REVIEW DEVELOPMENT PLAN DOCUMENT  
INDEPENDENT EXAMINATION  
ISSUE 3: NEIGHBOURING AUTHORITIES  
ON BEHALF OF  
PERSIMMON HOMES AND  
THE WILTON ESTATE**

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### **Q3.1 Neighbouring Authorities**

*Have neighbouring Local Planning Authorities been consulted on the revised housing and employment figures and, if so, what was their response?*

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3.1.1 Persimmon Homes and the Wilton Estate's main concern in relation to this issue is in respect of the neighbouring Core Strategy for the rest of Wiltshire. It is for the Council and the neighbouring Authorities to address the specific question raised by the Inspector.

3.1.2 Persimmon and Wilton consider that the local circumstances in South Wiltshire, which required the preparation of a separate Core Strategy, in order to address an increasingly longstanding housing shortfall, justifies the Council's approach. The rapid adoption of the Core Strategy will provide the Policy thrust to enable those housing needs to be met. The issue is not about the precise overall numbers and indeed, given the uncertainties of population and housing projections, the numbers for 2026 can never be said to be precise. Also, increasing the overall numbers will not necessarily increase numbers to be delivered in the short term.

3.1.3 In summary, our view is: -

- (1) The Core Strategy conforms to the strategy and Policies of the interim and emerging RSS relating to Salisbury,
- (2) The Council's own evidence supports the housing and employment figures, but in any event these will need to be reviewed before 2026.
- (3) The approach is consistent with the Planning for Growth Agenda, because it will provide the impetus for meeting housing and employment needs in Salisbury in the short term.
- (4) Strategic allocations like Fugglestone Red are more likely to come forward early with an adopted Core Strategy in place, than if there are further delays.

3.1.4 However, Persimmon and Wilton do not think the same circumstances apply to the rest of Wiltshire for the following reasons: -

- (1) In the first instance the Core Strategy is not so advanced as South Wiltshire and has only just reached Consultation Draft Stage and has not been subject to any Examination.

- (2) The Stage the Wiltshire Core Strategy has reached provides an opportunity to properly examine the housing numbers. Although now a Unitary Authority, the position in each of the former Districts is different and so does warrant full Examination of their particular circumstances and housing requirements. In addition, the availability of the information for the previous District areas does mean it is not necessary to treat Wiltshire as one single entity and enables a different approach to be taken in South Wiltshire taking account of previously recognised particular local circumstances.
- (3) The particular circumstances of the housing shortfalls in Salisbury do not apply in the same way to the rest of Wiltshire where East Wiltshire (former Kennet District), West Wiltshire and North Wiltshire have all exceeded adopted Structure Plan Targets, as demonstrated in this summary of Table A of the April 2010 Wiltshire Housing Land Availability document.

	<b>STRUCTURE PLAN 1996 - 2016</b>	<b>COMPLETIONS AND COMMITMENTS</b>	<b>DIFFERENCE</b>
<b>EAST WILTSHIRE</b>	5250	5543	+293
<b>NORTH WILTSHIRE</b>	9000	10757	+1757
<b>WEST WILTSHIRE</b>	11750	12593	+843
<b>SALISBURY AND WILTON</b>	3900	3284	-616
<b>REST OF SOUTH WILTSHIRE</b>	4100	3636	-464

- (4) The Policy consistency between the interim and emerging Regional Spatial Strategy and the South Wiltshire Core Strategy for Salisbury does not apply to the same degree to the rest of Wiltshire which is not driven by a similar Policy requirement to deliver housing growth for the key settlement.

3.1.5 Therefore, Persimmon and Wilton make it clear that their endorsement of the Council's housing and employment figures for South Wiltshire are entirely due to the particular circumstances relating to South Wiltshire and pending further consideration (i.e. the responses on the Consultation Draft are not due until the 8<sup>th</sup> August 2011) it is likely that Persimmon and Wilton will take a different approach on the rest of Wiltshire. This is partly demonstrated by the figures in Table 1, which demonstrate that whilst the South Wiltshire Core Strategy results in a reduction in the proposed RSS housing figures, it shows an increase against 2008 household projections adjusted by 4.5% to convert them to a minimum dwelling figure. In contrast, the comparable figures for the rest of Wiltshire show a deficit of 10520, which increases to 15825 including Swindon.

3.1.6 Table 1 also illustrates the position in all Authorities neighbouring both South Wiltshire and the rest of Wiltshire and in all cases, where figures are available, Authorities are showing a deficit in their Core Strategy housing figures against the adjusted 2008 household projections. We use this here to make the point that because of the pressures this will result in, acknowledged housing shortfalls in Salisbury are unlikely to be met in neighbouring Authorities.

TABLE 1

	<b>LAST RSS FIGURES</b>	<b>2008 HOUSEHOLD PROJECTIONS + 4.5%</b>	<b>CORE STRATEGY</b>	<b>DIFFERENCE BETWEEN HOUSEHOLD PROJECTIONS AND CORE STRATEGY</b>
<b>SWINDON</b>	34200	30305	25000	-5305
<b>REST OF WILTSHIRE</b>	32066	37620	27100	-10520
<b>SOUTH SOMERSET</b>	19700	16720	16600	-120
<b>NORTH DORSET</b>	7000	7315	5100	-125
<b>EAST DORSET</b>	6400	5225	NO FIGURE AVAILABLE	-
<b>TEST VALLEY</b>	10020	9405	NO FIGURE AVAILABLE	-
<b>NEW FOREST</b>	3920	16720	3920	-12800
<b>WEST BERKSHIRE</b>	10500	16720	10500	-6220
<b>COTSWOLD</b>	6900	8360	6000	-2360
<b>SOUTH GLOUS</b>	32800	32320	21300	-11020
<b>BANES</b>	21300	16720	11000	-5720
<b>MENDIP</b>	8300	10450	9130	-1320
<b>SALISBURY</b>	12400	8360	9900	+1540